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## Manor house with a garden and potential in Dordogne

Perigueux , Dordogne , Nouvelle Aquitaine



**€892,000**

inc. of agency fees

9 Beds 5 Baths 440 sqm 6500 sqm

Renovated 19th-century Mansion with beautiful interiors and many original features set a large plot situated a few minutes from Périgueux, the capital city of the Dordogne.

### At a Glance

<b>Reference</b>	MFH-IJLB8MBB	<b>Near to</b>	Perigueux	<b>Price</b>	€892,000
<b>Bed</b>	9	<b>Bath</b>	5	<b>Hab.Space</b>	440 sqm
<b>Land</b>	6500 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This 19th-century mansion, located a few minutes from Périgueux and set on a plot of over 6000 sqm (suitable for development), has been completely renovated in recent years. This character home offers 440 sq.m of living space and features spacious interior volumes across three levels, as well as a full basement

level.

On the ground floor, there is a large entrance with a monumental staircase, columns, stained glass windows, 2 reception rooms, a very large fully equipped kitchen, a vestibule, and a bedroom. On the two upper levels, there are 8 spacious bedrooms and bathrooms.

*Outside*, there are two independent pavilions that can be converted into guest houses, along with an outbuilding.

The mansion has retained its original charm and features, including columns, mouldings, stained glass, parquet, and tiles, while benefiting from modern renovations such as heating, double glazing, electricity, and sewer systems. The building is very well-maintained, and no further work is required.

## **The Accommodation**

### **The ground floor**

- 41 sqm kitchen, large fireplace
- 45 sqm entrance, monumental staircase
- 27 sqm living room
- 17 sqm vestibule
- 18 sqm bedroom 1 with water point

### **The first floor**

- 14 sqm bathroom (+Italian style shower)
- 25 sqm bedroom 2
- 15 sqm bedroom 3 (shower- closet)
- 15 sqm bedroom 4 (cupboard-sink)
- 11 sqm shower room

### **The second floor**

- 17 sqm bedroom 5
- 25 sqm bedroom 6
- 27 sqm bedroom 7
- 17 sqm bedroom 8
- 19 sqm bedroom 9
- 15 sqm shower room

*An exceptional property with many possibilities. Ideal for a reception activity (guest rooms, lodging, wedding, restaurant)*

### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

### And Before You Ask

Condition:	Very good
Heating System:	Central heating (gas)
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€3500.00

### Summary

Property type:	Mansion
Bedrooms:	9
Bathrooms	5
Price	€892,000

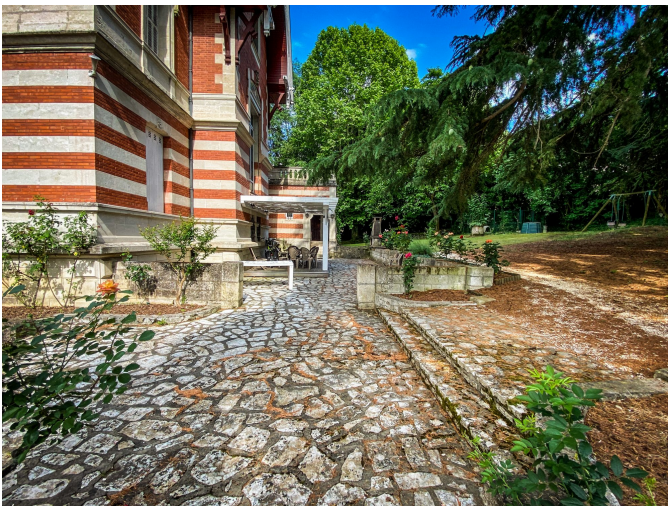
### Key Information

Internal Area:	440 sqm
Land Area:	6500 sqm
Floor:	4
How many Outbuildings:	2
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**



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**C. BAUER – Sunday Times**

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